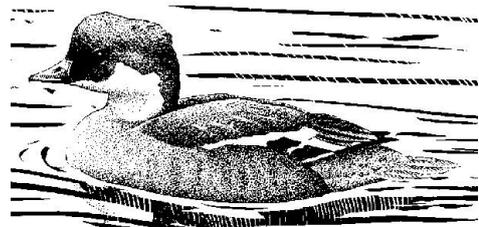


Bat Survey to  
26 East Street  
Lindley  
Huddersfield  
HD3 3NE

6<sup>th</sup> November 2025



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# 1. Summary

- 1.1 A bat scoping survey has been carried out to the garage at 26 East Street, Lindley to determine if there features that have any potential to be used by roosting bats and whether bats are present or likely to be present. The survey is required to support a planning application and was undertaken outside the optimal time for bat occupancy but aimed to establish the *likelihood* of bats using the building. The application seeks conversion to residential.
- 1.2 The building is a large, single storey, triple garage with hipped blue slate roof lined with a breathable membrane. The walls are rendered blockwork with a stone finish to front elevation, and the interior is subjected to constant daylight from windows in the south wall. There are wooden fascia boards around the entire length of the building, and these have some large gaps where they do not fit flush to the building, and there are some sections of failed mortar along the ridge and hip tiles. A close inspection of all the fascia did not reveal any evidence of bats and many sections had cobwebs covering the gaps. There were no droppings on rendered walls or anywhere in the interior and nothing to suggest use by bats.
- 1.3 Despite the building having some features that could be considered as potential roosting features, there is no evidence to suggest bats have used the building and, along with surveyor experience, the building is considered unlikely to have bats (see section 9). The gaps behind fascia boards lead directly to the internal wall tops, and bats are less likely to use the hip tiles as it is low and accessible to predators. The building has low interest to bats but is not considered to be essential to species survival and there are surrounding buildings which offer much greater roosting potential. A simple precautionary approach to removing ridge tiles will eliminate any potential harm to bats. The development will allow integral bat roosting features to be incorporated into the fabric of the building create permanent roosting features.
- 1.5 The conversion of this building is highly unlikely to harm bats and there will be no loss or fragmentation of habitat. There are no statutory constraints to the development of this building from the presence of bats. No further survey effort is required and advice on how to avoid injuring bats has been provided.

## 2. Introduction

- 2.1 A bat scoping survey has been undertaken to the garage at 26 East Street, Lindley, Huddersfield HD3 3NE (NGR SE118184) in accordance with the Planning Authority's request, to determine whether bats are using or are likely to be using the property as a roost site. The site was also checked for the presence of nesting birds.
- 2.2 The current proposal seeks to convert to residential which will include raising the height of the roof.
- 2.3 The survey took place at a time considered outside of the optimal period for bat occupancy and therefore aimed to establish the likelihood of bats being present by undertaking the following:
- Establish the likelihood of bats using the buildings by undertaking a scoping survey.
  - Identify any potential roosting features (PRFs).
  - Determine if activity surveys are required.
  - Provide an impact assessment of the development on bats.
  - Define mitigation proposals where required.
  - Assess the requirement for a protected species licence.
  - Assess the building for use by nesting birds.

## 3. Methodology

- 3.1 The site was surveyed in accordance with BCT best practice guidelines (4<sup>th</sup> Edition) **and** surveyor experience by John Gardner, a surveyor with 45yrs field experience in searching for bats and is registered to use the Class Survey Licence WML CL20 (Level 4). The licence number is 2015-15656-CLS-CLS.
- 3.2 The building was inspected during daylight using torches, binoculars, a Zeiss DTI 3/35 Gen 2 thermal scope and an endoscope where possible. All normal signs of bats were looked for including bats, dead baby bats, bat droppings, prey remains, scratching and staining of entry and exit holes.
- 3.3 The building was assessed for its degree of potential to support roosting bats including assessing the building design, construction, materials, and condition. This combined with an assessment of the location of the site and the surrounding habitat in terms of bat suitability allows an assessment to be made as to the potential of the building to support bats. Factors such as the proximity of good foraging areas (woodland, water bodies) and features that link the site to the wider surrounds such as linear features (hedgerows etc) were also considered.
- 3.4 This report sets out the findings of a scoping survey carried out to the above property on Thursday 6<sup>th</sup> November 2025 and highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

## 4. Survey constraints

- 4.1 There were no constraints to the survey.

## 5. Site Description

The site consists of a large, single storey, triple garage adjacent to a large stone period dwelling and close to other residential dwellings. There is good foraging to the north of the site and the site is connected to the wider landscape by a series of linear features. As the building is very low in comparison to the surrounding dwellings, the other buildings are considered to offer much greater roosting potential.



Figure 1. Site location plan



Figure 2 Aerial view of the site, surrounds and buildings surveyed

## 6. Desk Study

Although the building exhibits features considered to be of low roosting potential, it is unlikely that bats would use this building and it is extremely unlikely that there are any records relating directly to this site. Furthermore, the limited works will not extend beyond the existing footprint and can have no effect on roosts that might be present in the area. Therefore, no searches have been undertaken at this time and non are required.

## 7. Activity surveys

7.1 No activity surveys were undertaken as the preliminary survey was undertaken outside of the optimal period for bat occupancy.

## 8. Survey results

### 8.1 The daylight survey

The building is a large, single storey triple garage located adjacent to the large period house at this site. The garage appears to be of recent construction (c,20+yrs) given the modern blockwork interior and breathable membrane to the roof. The outer walls are rendered blockwork with decorative stone to the front. There are no external cracks or cavities in the structure. The roof is blue slate and is hipped and the tiles are present and solid. The tiles along the hips have sections of failed mortar and there is a ridge tile also with failed mortar.



Photo 1: Showing general exterior view of the garage

Internally, the roof is sound and there is no access from any ridge section to the interior and the lining is a breathable membrane which generally prevents access by bats. There is no central ridge beam that might allow ridge dwelling species to make use of the roof, and the interior is bright daylight entering from the window in the south wall.



Photo 2: Roof interior and general view showing light ingress

There is a wooden fascia that runs around the garage and has large gaps that might allow bats to roost behind the boards but is also accessible by birds and other predators. When shining a torch up behind the fascia, it appears the gap goes directly to the wall top and therefore, there is no tight crevice for bats and they would be susceptible to attacks from predators.



Photo 3: Showing large fascia gap and interior wall top.

The building offers limited potential roosting sites but is not considered essential to species survival and experience suggests that it is unlikely that bats would use this building.

## 9. Discussion and analysis

The scoping survey determined that the building offers limited potential roosting behind fascia boards and where mortar has failed in the ridge pointing, but for the following reasons based on extensive experience, it is considered a very remote chance of bats being present: the large gaps behind the fascia open onto the wall tops exposing bats to predation from above and below, there are no droppings or scattered prey remains inside the building and the missing pointing along the hipped sections are probably not particularly deep. The building is low and is surrounded by much taller buildings, many of which offer greater roost potential and are far more likely to be a preferred roosting site.

## 10. Impact assessment

The conversion of the garage into a residential dwelling is very unlikely to have any impact beyond the footprint of the site and therefore, is very unlikely to cause interference or impact to nearby bat roosts. The building has limited bat roosting features and is considered unlikely to be used by bats, consequently, there is no requirement for a European Protected Species Mitigation Licence, and the building is not considered essential to species survival. Works, especially of carried out over the winter period are very unlikely to harm bats.

## 11. Mitigation measures

The building has limited potential to support roosting bats and therefore, inclusion of integral bat roosting features should be used to ensure the continued availability of roosts, even though it is considered unlikely that bats would use the garage.

### Timings

There are no timing restrictions to the works from the presence of bats or nesting birds but removal of fascia and ridge tiles outside the optimal period for bats (Apr-Aug inclusive) would totally avoid an chance of bats being present. If tiles are removed between Apr-Aug, then the following precautions should be taken.

### Precautionary measures

Remove all fascia boards and ridge tiles by hand and in the case of the ridge tiles, by lifting carefully while checking underneath. In the unlikely event bats being encountered, works should immediately cease and advice sought from an experienced bat ecologist.

### Enhancements

The roof is likely to be raised by a small amount to create headroom in the upper floors and tris will allow a permeant bat roost to be incorporated into the south elevation at eaves level. Schwegler have a range of suitable designs such as the Schwegler 1FE bat roost.

## 12. Conclusion

A bat scoping survey has been carried out to the garage at 26 East Street, Lindley, and determined that the building has limited potential to support roosting bats but that it is unlikely that bats are or have used the site. There will be no loss or fragmentation of habitat, and the works are unlikely to have any impact beyond the site footprint. The roof will be raised slightly to accommodate headroom in the converted building, and this will allow the inclusion of a permanent roosting feature. No further survey effort is required

## Appendix 1: Surveyor experience

### Surveyor experience – John Gardner

The primary surveyor has been surveying for bats for over 40 years and holds a Class Level 4 licence. Since surveying for bats in Wakefield, he has found roosts of over 7 species of bats including the first record of Nathusius' pipistrelle for West Yorkshire. Prior to his starting bat surveying in Wakefield, only a single occurrence of Leisler's bat was known from South Yorkshire, but extensive surveying in the 80s in Wakefield established that this species is widespread and common. The survey effort in Wakefield with this species resulted in a total rewrite of the UK distribution maps for Leisler's bat. A bat box scheme run at Bretton Country Park resulted in a nursery roost of over 80 Leisler's bats in 2 boxes and was visited by Durham Bat Group and others for experience. Long term roost monitoring of common pipistrelles was carried out and the results have been used in international papers by Dr John Altringham. He continues to survey for bats when not commissioned to survey for planning applications.

### Surveyor experience – Heather Gardner

Heather also began bat surveying in the 80s and held a level 4 licence for over 20 years before family commitments prevented her from more regular surveying. She has experience at searching for and handling six species of bat and has completed hundreds of hours of field surveys. Along with John Gardner, she has visited bat roosts outside the county to observe horseshoe bats in Wales and has taken part in bat searches in Lancashire. She has provided surveyor services with the primary surveyor for the past 14 years as and when required where multiple surveyors are required.